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June 14, 1988

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Program
Support Section

William Messenger, Unit Chief
Pre-Remediation Unit
5 H R 11
United States Environmental Protection Agency
230 South Dearborn Street
Chicago, Illinois 60604

Dear Mr. Messenger:

I enclose clippings from the local press regarding plans for development of the Highland Park Sanitary Landfill.

The proposed developer states that he has had "tests" performed and that he has concluded the landfill itself is "buildable." He proposes a hotel and/or condos with perhaps an upscale food store on the site or portions of it.

Meanwhile, conversations with the chairman of the Highland Park Environmental Control Commission have informed me that Epstein and Co. Engineers have been asked to write specs for proposals from environmental engineering firms to evaluate the landfill for development and report to that Commission. I am to receive copies of those materials, and I will send them on to you if I do.

A pre-permitting conference (public) is scheduled re: this proposed development for June 28, 1988. I plan to attend.

Very sincerely yours,

Deloris S. Axelrod
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The
latest.

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Thursday, June 9, 1966

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Developer offers preview of plan for country club

By ELIZABETH HANSEN
News/Voice Staff Writer

Spatz and Company of Northbrook is scheduled to come before the Highland Park Plan Commission on June 23 for a pre-application conference on the possible residential/retail/office/hotel complex the firm is proposing for the Highland Park Country Club and the adjoining 88-acre site.

Spatz's land planner, Balsamo Olson, is in the process of laying out five scenarios for the development of the combined properties — one scenario of which will be presented publicly before the

plan commissioners.

Last Saturday morning Bill Spatz, president of the company, appeared before the Economic Development Commission (EDC) to give what Coordinator Peggy Blanchard calls "an overview" — certainly a more tidy title than "preview of pre-application."

There was more than curiosity operating when Spatz was asked to visit the EDC. The blue-ribbon commission will evaluate the Spatz proposal and may testify at the public hearing for they will soon discuss the revisions to the parking ordinance.

(Continued on page 7)

Developer explores Country Club options

(Continued from cover)

Spatz said, "What we have found out is there is a tremendous response from the empty-nester market — from older homeowners who spend the winter away and don't want to worry about the outside of their houses. This market is in the upper bracket with no limits — \$750,000 to \$1 million." Market studies Spatz has ordered are not yet complete.

Spatz introduced his company as "one of the 50 largest retail developers in the country." Shopping centers are Spatz's specialty although his company has done some residential, he said.

"We got in the back door here," Spatz said. "We had contracted to buy the 38 acres, which has good retail possibilities, and that led us to the country club (which will be residential)." He referred to the 25-acre "landfill" property as "crossover" or transitional, saying that parcel could go either way — perhaps congrate housing or maybe a hotel.

He confirmed earlier announcements that his company intended to keep the county club intact — except for the golf course — with residences around those club facilities.

The land planners are even coming up with one or two proposals that would keep the 18-hole golf course. "If you can't keep 18 holes, forget it. There's no using keeping 9 holes," Spatz said. "But keeping the golf course would mean more three-story buildings."

The flood-plain and floodway issues are familiar to Spatz, as are the Epstein engineering proposals for coping with them. He indicated a willingness to work with all the municipal concerns, most certainly the storm water management.

As for the landfill, Spatz said that soil tests of the "dump site" show nothing toxic or hazardous. "They found methane but what they found doesn't constitute a

hazardous level. We are taking the point of view that the landfill property is suitable."

AN UPSCALE grocery store chain (not currently in the Chicago market) has expressed interest in the 38 acres, Spatz said. "The wetlands (on that property) are untouchable," he said. "What we see to the south is extremely beautiful — deer, birds in nice lake surroundings, inaccessible from the streets. To the north we will upgrade the dry, crushed reeds and make it look more like the south."

Ideas under consideration also include condominiums and offices. (Spatz isn't excited about offices, however.)

Spatz said that the North Shore Sanitary District was willing to sell the 10 acres that they own "south of the city's salt sheds." He plans to incorporate that into his master plan. But he has backed off from the Grant Dean Buick property. "They want an astonishing amount of

money for that property," Spatz said.

THE IDOT easement on the 38 acres will be purchased by the city and then sold to the developer, as was the IDOT easement for the Marriott Courtyard Hotel. The price was set by IDOT at \$3.4 million, Spatz said. "It is our understanding that the city is willing to negotiate the price."

Twenty-six acres are needed for detention on the country club property, as designated by the Epstein plan. Spatz said, "We will design the lake aesthetically for the houses."

Perry Synderman, real estate attorney and economic development commissioner, informed Spatz that there's "going to be 150 one-acre lots at \$150,000 each available in this community within two miles of (his) development." There was no immediate response to this news.

BOB BUHAI, EDC chairman, said that he hoped Spatz would pay

"particular attention" to easing the traffic problems at the Routes 22 and 41 intersection.

"The situation is horrendous," Buhai said. "There's not enough holding areas. Sometimes you have to wait three lights before getting out on the highway."

Frank Sheehan of Mutual Services, also an EDC member, said, "The traffic problem is at 8 a.m. and 5 p.m. — the peak times. Then it goes away."